

The Wethersfield Historic District Commission held a Public Hearing on October 12, 2010 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: John Maycock, Vice Chairperson  
Gary McLeod, Clerk  
Michael Rell  
Lisa Wurzer, Alternate

Members Absent: Robert Garrey, Chairperson  
Bette Botticello  
Mark Raymond, Alternate  
Susan Gillanders, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Maycock called the meeting to order at 7:30 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on October 1, 2010.

**APPLICATION NO. 3864-10.** Joshua Brown seeking to install replacement windows at 480-2 Hartford Avenue.

Joshua Brown of 3 Courtney Lane, Portland, appeared before the Commission. The windows have already been installed as the owner was unaware that he needed HDC approval prior to installation. He purchased the house one year ago. He replaced 52 existing vinyl replacement windows with Andersen Silverline vinyl replacement windows. The house originally had wood windows which were replaced by the previous owner without acquiring the necessary HDC approval. There are 11 windows in front, 11 on the driveway side, and 16 on other side that are within public view.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application.

Mark Dimattia, 456 Hartford Avenue, voiced concerns over the application, but didn't speak in favor or in opposition of the application.

Commissioner Maycock asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3865-10.** Lawrence and Rosann Pysh seeking to install replacement windows and enclose the rear porch at 35 Center Street.

Lawrence and Rosann Pysh of 35 Center Street appeared before the Commission. They would like to install replacement Windsor Low E sash kits. The sash kits are white in color with simulated divided light permanently applied to the exterior. All light patterns will match the existing and the trim will remain as is. They will replace the two non-functional sliding doors on the rear porch with two windows. They will install cedar siding with two double-hung windows. The grill pattern and all trim will match existing.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3866-10.** Founders Farm seeking to extend the one story addition on the rear of the house to include an additional 15' x 15' on the first floor and 15' x 24' on the second floor and add a 21' x 12' porch at 56 Broad Street.

A packet of information was distributed to the Commission. They would like to build a two story addition on the rear of the house. All siding and trim to match the existing in form and material; roofing to match existing in form and material; gutters and downspouts to match existing in form and material; windows to match existing in form and material; doors to be wood exterior and interior with simulated divided lights; metal bulkhead door to be reused or replaced to match the existing; foundation to continue the existing mix of brownstone, rubble stone, quarried stone, brick, Belgian block, and concrete; porch floor and posts to be constructed of wood; existing bluestone patio to be reused in new location; and they will reuse existing outdoor lighting.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3867-10.** Nancy Krech seeking to install replacement windows at 170 Church Street.

Nancy Krech of 170 Church Street and Dale Azeltine, contractor, Old Wethersfield, appeared before the Commission. They would like to install vinyl replacement windows. They considered an aluminum clad window and they didn't like it. The windows are currently wood with storm windows. All double-hung windows will be replaced. The light patterns will match existing – 6/1 and 8/1. All trim will be rewrapped.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3868-10.** Paula Rubinow seeking to demolish the existing garage and construct a 24' x 24' single story addition and a 50' x 20' four (4) car garage at 271 Main Street.

Paula Rubinow of 271 Main Street and Paul Randazzo of Percon, Inc. appeared before the Commission. They would like to demolish the existing garage and add an addition and a three car garage. The existing house would have a 24' x 24' addition added to the back. The line on the house would be consistent with the line that is on the north side and the roof pitch would follow exactly what is there. It's a 9 pitch roof. The existing garage is being held up by a cable system and it is leaning. It does not have a frost wall, so the garage floor is cracked. They would like to salvage the two large maple trees so the newly proposed garage is a three bay and is 20' x 40'. It will have three barn style steel garage doors with raised panels and arched windows. The windows in the addition will match the existing house windows in size and light patterns. They will use Earthwise vinyl windows with a sculptured grill and low E glass. The exterior of the windows will be wrapped with 1x4 Azek to match the existing trim. Windows would be white and will have white profiled grills between the glass. The siding will be 1/2" x 6" cedar which matches the existing. The door that comes out of the garage would be a six panel door and the door that enters the addition will also be a Therma-Tru six panel fiberglass door (S210). There will be a patio where the existing garage is. The driveway will be stones, but part of it will possibly be paved asphalt. Gutters will be regular 5" white. Each door will have a gooseneck light over it to match existing.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application.

Tom Shokite, 11 Hartford Avenue, spoke against the application.

Commissioner Maycock asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Kathleen Williams, 15 Hartford Avenue, spoke against the application.

Commissioner Maycock asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3869-10.** Jim Stavola seeking to install replacement windows at 39 Middletown Avenue.

Mike Vinruskus, 517 Hill Street, East Hartford, appeared before the Commission. He would like to replace all 18 windows with replacement windows and wrap the outsides. He will use Mercury windows, brown in color. The light pattern will match existing. The existing windows are wood with storms.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3870-10.** Frederick Davis seeking to install replacement windows at 317-319 Garden Street.

Frederick Davis of 82 S. Mill Drive, South Glastonbury, appeared before the Commission. He would like to replace 30 windows (all except front porch jalousie windows). They currently have vinyl windows, but the original windows were wood. He would like to use Jeld-Wen wood windows with simulated divided light. All light patterns will match existing.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3871-10.** Deanna and Patrick Ford seeking to install replacement windows at 115 Church Street.

Patrick Ford of 115 Church Street appeared before the Commission. He wants to replace 12 windows with Harvey Majesty replacement windows with simulated divided light. All light patterns will match existing.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3872-10.** Rich and Cindy Wasserman seeking to amend application number 3742-09 to include a wood stove chimney and wind turbine at 33 Lincoln Road.

Cindy Wasserman of 33 Lincoln Road appeared before the Commission. The chimney and wind turbine have already been installed. There are two stainless steel vents for the passive ventilation system for the upper reaches of the barn. They are on the right side of the barn toward the back. The wind turbine does not go past the peak. It is 18" below the peak to eliminate the need for louvered vents. The chimney for the wood stove does go past the peak.

Commissioner Maycock asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Rell seconded by Commissioner Wurzer, and a poll of the Commission, it was voted to close the public hearing on all applications and open the public meeting.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3864-10.** Joshua Brown seeking to install replacement windows at 480-2 Hartford Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to DENY the application.

**Discussion**

Commissioner Maycock stated that this is a prevalent house in the area and there was no consideration for the windows that were put in. The Commission's last records show wood windows and he doesn't like all vinyl windows in this house.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3865-10.** Lawrence and Rosann Pysh seeking to install replacement windows and enclose the rear porch at 35 Center Street.

Upon motion by Commissioner Rell, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. All windows shall be replaced with Windsor Low E wood windows with muntins permanently affixed to the exterior and the light patterns shall match the existing.

**Discussion**

Commissioner Maycock stated that this is a window that has been used successfully in the district.

Commissioner Rell stated that this is a great plan.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3866-10.** Founders Farm seeking to extend the one story addition on the rear of the house to include an additional 15' x 15' on the first floor and 15' x 24' on the second floor and add a 21' x 12' porch at 56 Broad Street.

Upon motion by Commissioner Rell, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that it's a beautiful house and one of the better applications that the Commission has seen. A lot of thought and time was put into the application. A lot of effort is being made to keep the house historic and the owner will do so.

Commissioner Rell stated that this application was very thorough.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3867-10.** Nancy Krech seeking to install replacement windows at 170 Church Street.

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to DENY the application without prejudice.

**Discussion**

Commissioner Maycock stated that this is a wood window being replaced with an all vinyl window. The Commission tries to preserve windows as much as it can. The Commission is denying without prejudice so that the applicant can come back before the Commission with a more appropriate product.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3868-10.** Paula Rubinow seeking to demolish the existing garage and construct a 24' x 24' single story addition and a 50' x 20' four (4) car garage at 271 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to DENY the application.

**Discussion**

Commissioner Maycock stated that this is a very historic house in the heart of the district and he doesn't feel that enough thought was put into keeping the historic character of the house. There are a lot of issues with the massing and size. The applicant wants to install vinyl windows. This is Village Business District and in other projects the Commission has kept the property in perspective to the house.

Commissioner Rell stated that he agrees. For a lot this size and deep to be taken up with structures, asphalt and loose gravel, you're losing a lot of the intended backyard and the footprint of the existing house and garage and will lose the existing garage. The garage is being almost doubled in size, which takes away the character of what the original house had.

Commissioner McLeod stated that the proposed additions made in the back with the existing addition in the front, you're losing the whole character of what was an historic house in the middle there. It's just surrounded now by structures. Aesthetically, the massing isn't in keeping with the area.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3869-10.** Jim Stavola seeking to install replacement windows at 39 Middletown Avenue.

Upon motion by Commissioner Rell, seconded by Commissioner McLeod and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Maycock stated that we're not sure if the light patterns can be replicated with the product presented.

Commissioner Rell stated that the applicant mentioned Mercury windows and he hasn't seen Mercury windows come before the Commission. It would be helpful if the applicant can bring in a sample or a brochure with the model numbers and materials.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3870-10.** Frederick Davis seeking to install replacement windows at 317-319 Garden Street.

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that this is an excellent product that has been used successfully in the District.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3871-10.** Deanna and Patrick Ford seeking to install replacement windows at 115 Church Street.

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The replacement windows shall be wood aluminum clad with muntins permanently affixed to the exterior and the light pattern shall match the existing windows.

**Discussion**

Commissioner Rell stated that they've seen these windows before and the product does a great job.

Aye: Maycock, McLeod, Rell, Wurzer

**APPLICATION NO. 3872-10.** Rich and Cindy Wasserman seeking to amend application number 3742-09 to include a wood stove chimney and wind turbine at 33 Lincoln Road.

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Rell stated that he understands the reasons for ventilation and a chimney for a wood stove, but he'd like to see some graphics of what they would look like.

Commissioner Maycock stated that he agrees. He'd like to go by and see it. He has an aversion to stainless steel. They can use a black matte finish on it.

Aye: Maycock, McLeod, Rell, Wurzer

**MINUTES OF SEPTEMBER 28, 2010**

Upon motion by Commissioner Rell, seconded by Commissioner Wurzer and a poll of the Commission, the minutes of the September 28, 2010 meeting were approved as submitted.

Aye: Maycock, McLeod, Rell, Wurzer

**OTHER BUSINESS**

**Public comments on general matters of the Historic District**

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner McLeod and a poll of the Commission, it was voted to ADJOURN the meeting at 9:27 PM.

Aye: Maycock, McLeod, Rell, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Gary McLeod  
Clerk